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# SOUTH COUNTY JOINT PLANNING PROGRAM

City of Morgan Hill

City of Gilroy

County of Santa Clara

## SOUTH COUNTY OPEN SPACE QUESTIONNAIRE

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BACKGROUND REPORT  
FOR THE  
SOUTH COUNTY JOINT PLANNING PROGRAM

PREPARED BY: STAFF

COUNTY OF SANTA CLARA  
DEPARTMENT OF LAND USE AND DEVELOPMENT  
OFFICE OF PLANNING

Adopted: January 1985

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## 10. OPEN SPACE & RECREATION

### The Importance of Open Space

- 10.1. The preservation of open space in South County is important to both the present and future quality of life in South County.

### Threats to Open Space

- 10.2. The most serious threats to open space in South County are:
- a. high land values creating economic disincentives to the continuation of farming, and
  - b. the expansion of urban areas due to population and job growth
- 10.3. In addition, other threats to open space in South County are:
- a. approval of isolated commercial developments by the County,
  - b. rural residential development and the proliferation of "ranchettes,"
  - c. the desires of local governments to increase their revenue bases, and
  - d. uncertainties regarding existing and future local land use policies.

### The Functions of Open Space

- 10.4. Open space serves many functions in South County, including:
- a. protection and management of watersheds and groundwater basins,
  - b. hazard avoidance,
  - c. controlling urban sprawl/defining urban form,
  - d. recreation,
  - e. natural habitat preservation,
  - f. agricultural preservation,
  - g. viewshed protection,
  - h. forestry and mineral resources management,
  - i. buffering incompatible land uses, and
  - j. ranchland preservation.

### Open Space Preservation Tools

- 10.5. Local governments have available to them a variety of tools that can be used to help preserve open space. The basic tools are:
- a. public acquisition,
  - b. land use regulations,
  - c. planning and urban development policy,
  - d. economic incentives to landowners to keep lands in open space uses,
  - e. open space easements,
  - f. transfer of development rights, and
  - g. dedication of additional lands upon development



### Open Space Implementation Responsibilities

- 10.6. The jurisdictions primarily responsible for parks and open space in the South County are Morgan Hill, Gilroy and the County. Each of these jurisdictions has some exclusive responsibilities and some shared responsibilities.

### Agricultural Lands Preservation

- 10.7. Agriculture is the highest and best use of most lands on the South Valley floor not currently needed for urbanization. The preservation of agricultural lands may range from short-term to long-term to permanent. At best, the protection afforded agriculture by current County and City preservation policies and methods is short- to medium-term, rather than long-term.

### Land Uses Within a Greenbelt

- 10.8. There are several areas in the South County where the establishment of open space greenbelts may be desirable. Areas may include lands between San Jose and Morgan Hill and between Morgan Hill and Gilroy.
- 10.9. The land uses appropriate within a greenbelt might include low-density rural residential development, public parks and recreation areas, privately operated recreation areas, the following types of agricultural activities--row crops, orchards and vineyards, grazing/ranching, and other appropriate uses which may be determined by joint planning activities of the South County cities and the County.

### Trails and Pathways

- 10.10. The network of hiking, biking, and equestrian trails proposed in the Cities' and County plans would provide:
- a. recreational opportunities on the South Valley floor,
  - b. access from the valley floor to state and regional parks in the mountains and foothills, and
  - c. trail links between parks.



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## 16. OPEN SPACE AND RECREATION

The wide variety of open space areas in the South County should be maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

- 16.1. The South County includes a variety of types of open space areas, including: the Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the intermountain valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should receive highest priority for preservation as open space.
- 16.2. Geographic areas which should be considered for the location of future regional parks in South County include: the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the intermountain valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should be given highest priority for future regional park location.
- 16.3. A system of neighborhood, community, citywide and regional parks should be developed, linked where feasible by pedestrian ways, trails and pathways and streamside park chains. Where appropriate, parks should be located adjacent to other community facilities, such as schools, to optimize the multiple use of public open space facilities.
- 16.4. A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas.
- 16.5. The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and the Coyote greenbelt area north of Morgan Hill) should be protected.

The first section of the report is devoted to a general description of the project and its objectives. It is followed by a detailed account of the methods used in the study, including the selection of subjects, the design of the experiment, and the procedures for data collection and analysis. The results of the study are then presented in a series of tables and figures, and a discussion is given of the implications of the findings for the theory of the subject.

The second section of the report is devoted to a detailed description of the results of the study. It begins with a summary of the main findings, followed by a more detailed discussion of the individual results. The discussion is organized into a series of paragraphs, each dealing with a different aspect of the results. The final paragraph of the section is a summary of the overall findings of the study.

The third section of the report is devoted to a discussion of the implications of the findings for the theory of the subject. It begins with a summary of the main findings, followed by a more detailed discussion of the individual results. The discussion is organized into a series of paragraphs, each dealing with a different aspect of the results. The final paragraph of the section is a summary of the overall findings of the study.

The fourth section of the report is devoted to a discussion of the limitations of the study and suggestions for future research. It begins with a summary of the main findings, followed by a more detailed discussion of the individual results. The discussion is organized into a series of paragraphs, each dealing with a different aspect of the results. The final paragraph of the section is a summary of the overall findings of the study.

The fifth section of the report is devoted to a conclusion. It begins with a summary of the main findings, followed by a more detailed discussion of the individual results. The discussion is organized into a series of paragraphs, each dealing with a different aspect of the results. The final paragraph of the section is a summary of the overall findings of the study.

The sixth section of the report is devoted to a bibliography. It lists all the sources used in the study, including books, articles, and other documents. The bibliography is organized into a series of paragraphs, each dealing with a different aspect of the results. The final paragraph of the section is a summary of the overall findings of the study.



16.6. High priority should be placed on:

- a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;
- b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;
- c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamside remains in a natural state; and
- d. implementation of streamside trails in a manner which will respect adjacent private property rights.

16.7. The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic resource.

16.8. Intergovernmental agreements between the County and the Cities, such as specific plans, should be implemented to address land use and development policies for hillside areas, including the visual effects of hillside development on the ridgelines.

16.9. Streamside, other riparian areas and floodways should be maintained in open space or related open space uses such as wildlife habitat, recreation or agriculture. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

Greenbelts should define the urban areas of the South County Cities. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity.

16.10. A greenbelt should be established between San Jose and Morgan Hill in the Coyote Valley.

16.11. The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

The Board of Directors has the honor to present to you the 1997-1998 Annual Report of the Corporation. This report contains information regarding the Corporation's financial performance, its operations, and its future prospects.

The Corporation's financial performance for the year ended December 31, 1997, was satisfactory. The Corporation's net income was \$1,234,567, or \$0.12 per share, compared to \$1,123,456, or \$0.11 per share, for the year ended December 31, 1996.

The Corporation's operations for the year ended December 31, 1997, were also satisfactory. The Corporation's total assets were \$12,345,678, or \$1.23 per share, compared to \$11,234,567, or \$1.12 per share, for the year ended December 31, 1996.

The Corporation's future prospects are bright. The Corporation is well-positioned to continue its growth and to provide a return on investment to its shareholders.

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16.12. The land uses appropriate within a greenbelt should be determined by joint planning activities of South County Cities and the County, and might include:

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately operated recreation areas,
- d. agriculture, and
- e. other appropriate uses which may be determined.

16.13. A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights, and
- g. dedication of additional lands upon development.

16.14. The recommendations of the Preservation 2020 Task Force should be widely:

- a. disseminated for review and comment by the South County cities and residents prior to their
- b. adoption by the Board of Supervisors.

The South County jurisdictions should pursue further coordinated action as well as effective individual action to achieve successful implementation of the South County's open space and recreation goals and objectives.

16.15. The South County cities should:

- a. avoid the premature conversion of open space lands by planning for orderly, staged urban development;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- e. designate future open space areas on their General Plans.





16.16. The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. plan and regulate land use to protect open space resources and prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

16.17. The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks and pathways.





SOUTH COUNTY JOINT PLANNING PROGRAM

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SOUTH COUNTY  
OPEN SPACE QUESTIONNAIRE

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COUNTY OF SANTA CLARA  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
OFFICE OF PLANNING

December 27, 1985



**County of Santa Clara**  
**California**

December 26, 1985

To: South County Joint Planning Advisory Committee  
From: Eric Carruthers  
Re: SOUTH COUNTY OPEN SPACE QUESTIONNAIRE

Open Space Questionnaire Enclosed

Attached for you to complete and return at the January 9th Advisory Committee meeting is a questionnaire regarding open space issues and priorities in the South County. Its purpose is to gauge the opinions of Committee members on many different aspects of this complex issue and help establish broad goals for future open space planning in South County.

Results Will Provide Basis for South County Open Space Findings

The results of the questionnaire will form the basis for establishing the Committee's preliminary findings and recommendations regarding open space. These findings and recommendations will be integrated into the final joint policies plan, effecting the ultimate direction open space implementation efforts will take.

Results Will Provide Input to the Open Space Preservation 2020 Study

The questionnaire results and the findings and recommendations they generate will also be used to provide important input to the County's Open Space Preservation 2020 Task Force. The Task Force is currently addressing countywide open space issues and will be recommending goals, policies, and implementation strategies for open space preservation.

Questions Highlighted with 's

To make the questions stand out from the background text, we have placed a vertical row of question marks in the left margin adjacent to them.





### Long Range Objectives vs. Current Constraints

We recognize that some of the goals reflected in these questions may be difficult to attain in the short run, given current budgetary and staffing constraints of local governments. While current realities and constraints should be taken into account when filling in your answers, I would encourage you to take a longer term perspective so that the results will be useful in establishing long-range goals for open space in the South County.

### Topics Addressed in the Questionnaire

The questionnaire is designed to address a number of major topics relevant to open space preservation planning in South County.

It is divided into ten sections, each addressing a different topic area and consisting of a question or series of questions, preceded by explanatory text providing background information and, where appropriate, clarification of terms used in the questions.

The topic areas are:

- Importance of Open Space in South County;
- Threats to Open Space;
- The Functions of Open Space;
- Geographic Area Priorities;
- Open Space Preservation Tools;
- Agricultural Lands Preservation;
- Open Space Implementation Responsibilities;
- Regional Park Acquisition Priorities;
- Land Uses within a Greenbelt;
- Trails and Pathways.

### Bring Completed Questionnaire to January 9th Meeting

Please fill out the attached questionnaire and bring it with you to the January 9 meeting. The questionnaires will be collected following Committee discussion.

### Preparation of Findings

Following the January 9th meeting, the results will be tallied and analyzed by the planning staff, which will develop a draft set of findings based upon the questionnaire results. These draft findings will be acted upon by the Advisory Committee at its January 30th meeting.

The findings adopted by the Advisory Committee will be transmitted to the Open Space Preservation 2020 Task Force for its consideration and will be included in the South County Advisory Committee's final report.

### For Further Information

For further information, contact either myself or Brian Litt at the County Planning Office (408) 299-2521.

SOUTH COUNTY OPEN SPACE PRIORITIES QUESTIONNAIRE

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Appendices

- A. Plan of Regional Parks, Trails, and Scenic Highways Map
- B. Acreage of Existing Regional Parks in South County
- C. South County Parks Projects in the County's Five-Year Plan

## I. THE IMPORTANCE OF OPEN SPACE

### South County's Open Space Legacy

Despite its rapid growth in recent years, the South County remains predominantly rural, with substantial areas of open space. Preservation of South County's remaining open space lands, however, is by no means assured. Future economic and population growth will continue to exert pressures toward development and alteration of South County's open space resources.

### Preservation Dependent Upon Local Commitment and Action

The extent to which South County's open space resources are protected and preserved will depend in large part upon the extent to which South County residents and their elected officials are committed to seeing them preserved and take actions to protect them.

### Question

1. How important do you believe it is to preserve permanent open space in South County?

- ☐ Very Important
- ☐ Important
- ☐ Unimportant



## 11. THREATS TO OPEN SPACE

### First Step Toward Preservation: Identification of Threats

Identification of the major threats to open space is an important first step toward development of an effective program to preserve it. Among the potential threats to South County open space may be:

- o Urban growth resulting from population and economic growth,
- o Desires of local governments to increase their tax bases,
- o Proposals for development within unincorporated areas,
- o Regional and local housing shortages creating demands for more housing,
- o Economic factors making agriculture less profitable than other alternative land uses,
- o Uncertainties regarding local land use policies, which may encourage land speculation

The extent to which each of these potential threats needs to be addressed in an effective open space preservation strategy depends upon how serious each threat is perceived to be.

### Questions

1. How serious a threat is each of the following to open space in the South County?

Put an "X" in the appropriate column to indicate your choice.

	Serious Threat -----	A Threat -----	Not a Threat -----
A. Expansion of urban areas due to population and job growth	___	___	___
B. Rural residential development & proliferation of "ranchettes"	___	___	___
C. High land values creating economic disincentives to the continuation of farming	___	___	___
D. Approval of isolated commercial developments by the County	___	___	___
E. Uncertainties regarding existing and future local land use policies	___	___	___
F. Other (specify): _____	___	___	___

### III. THE FUNCTIONS OF OPEN SPACE

#### Variety of Functions Performed by Open Space

Open space lands can perform a wide range of function serving public needs. Traditionally, the provision of public recreation facilities has been the most commonly recognized function of open space. More recently, other open space functions have been recognized as important reasons for preserving open space.

Among the various functions of open space are:

- A. Recreation - providing space for public recreation, ranging from low intensity (trails, picnicking, etc.) to high intensity (developed facilities) recreation.
- B. Controlling sprawl/defining urban form - establishing a physical limit for urban development to prevent outward urban sprawl and focus development inward, within existing cities; providing a buffer between cities.
- C. Viewshed protection - preserving the viewshed of lands surrounding urban areas.
- D. Hazard avoidance - preventing development in areas prone to flooding, fire, geologic or seismic hazards.
- E. Agricultural lands preservation - preserving existing, viable agricultural areas for agricultural uses.
- F. Ranchland preservation - preserving ranchlands for ranching uses.
- G. Watershed protection and management - preserving watershed lands for water collection and storage, water quality maintenance, minimization of sedimentation to surface waters; preserving percolation areas for groundwater recharge.
- H. Natural habitat preservation - preserving native habitat areas supporting significant wildlife resources; preserving areas where rare or endangered species occur.
- I. Forestry/mineral resource management - protecting resource lands from preemption by uses incompatible with resource management purposes (e.g. timber harvesting, sand and gravel extraction).
- J. Buffer between incompatible uses - establishing an open space zone between incompatible uses in close proximity to one another (e.g. open space between a residential area and heavy industry site).

Question

1. How important is each of the following open space functions? (see definitions on previous page):

Put an "X" in the appropriate column to indicate your choice.

	Very Important -----	Important -----	Not Important -----
A. Recreation	_____	_____	_____
B. Controlling sprawl/ defining urban form	_____	_____	_____
C. Viewshed protection	_____	_____	_____
D. Hazard avoidance	_____	_____	_____
E. Agricultural preservation	_____	_____	_____
F. Ranchland preservation	_____	_____	_____
G. Watershed protection and management	_____	_____	_____
H. Natural habitat preservation	_____	_____	_____
I. Forestry & mineral resources management	_____	_____	_____
J. Buffer between incompatible uses	_____	_____	_____
K. Other (specify): _____ _____	_____	_____	_____

#### IV. GEOGRAPHIC AREA PRIORITIES

##### A Diversity of Open Space Lands

The South County includes a variety of different types of open space areas, ranging from streamsides to foothills to mountains. In order to develop an effective open space preservation program, it is helpful to have a sense of the relative importance of preserving each of these geographic areas to local residents.

##### Question

1. How important is it to protect open space in each of the following geographic areas?:

Put an "X" in the appropriate column to indicate your choice.

	Very Important -----	Important -----	Not Important -----
A. Valley floor - adjacent to cities	___	___	___
B. Valley floor - buffer between cities	___	___	___
C. Stream corridors	___	___	___
D. Lands around reservoirs	___	___	___
E. Lands adjacent to scenic highways	___	___	___
F. Foothills adjacent to South Valley	___	___	___
G. Intermountain valleys	___	___	___
H. Mountain areas beyond the foothills	___	___	___
I. Other (specify): _____ _____	___	___	___



## V. OPEN SPACE PRESERVATION TOOLS

### A Variety of Tools Available

Local governments have available a variety of tools that can be used to help preserve open space. These tools can be grouped into five general categories:

1. Public acquisition, 2. Land use regulations, 3. Planning and urban development policy, 4. Economic incentives to landowners, and 5. Miscellaneous.

The costs associated with and the level of permanence of protection afforded by these tools vary widely. Generally, acquisition provides the greatest degree of permanent protection but often also requires the greatest expenditure of public funds. Conversely, regulation and development policies are less costly to implement, but provide a lesser level of permanence.

The following are brief descriptions of some of the basic tools for preserving open space:

#### A. Public Acquisition

##### 1. Purchases:

a. Purchase of Land : Public purchase and ownership of full title to land and all the rights associated with that land.

b. Purchase of Open Space Easements : Public purchase of certain rights which permanently limit the owner's right to use or develop the property in ways incompatible with open space preservation goals.

2. Gifts : Voluntary donations of land or open space easements

3. Dedication : Transfer of full title or partial interest in land to a public agency in return for permits, environmental impact mitigation, etc.

#### B. Land Use Regulations

1. Zoning : Governs the types of uses and density of development that may occur on a parcel of land. Can preserve open space by limiting the density of development, prohibiting uses incompatible with open space or agriculture, etc.

2. Subdivision Regulations : Governs the conditions and requirements under which property may be subdivided and developed. Can preserve open space through residential unit clustering requirements, dedication of open space, collection of fees in lieu of dedication of land, etc.

#### C. Planning and Urban Development Policy

1. General Plan Land Use Designations : Provide overall policy guidance regarding how and where future growth and development is to occur and which lands are to remain in open space uses.

2. Urban Service Area Policy : Used to phase urban development in a planned, orderly manner. Can help prevent premature conversion of open space lands.

3. Urban Infrastructure Extension Policy : Policy guiding the extension of roads, sewers, etc. Can reinforce policies aimed at guiding the timing and location of urban development.

4. Urban Growth Policy : Limits the rate at which development occurs within a community. Can limit the rate at which open space lands are converted to urban uses.

D. Economic Incentives to Landowners

1. Property Tax Relief : Providing property tax reductions to landowners who contract to maintain their property in open space uses (e.g. through the Williamson Act).

E. Miscellaneous

1. Transfer of density credits : Density credits refer to the amount of development allowed for a piece of land under existing land use regulations, measured in density credits. This tool calls for the sale of the density credits belonging to a parcel where open space preservation is desired (the "sending area") to an owner of a parcel where increased development density is acceptable and/or desired (the "receiving area").

Question

1. Place an "X" in the appropriate column to indicate which of the following open space preservation tools should be used to protect open space in the South County:

	<u>YES</u>	<u>NO</u>
A. <u>Public acquisition</u>		
1. Purchase:		
a. Purchase of land	___	___
b. Purchase of open easements	___	___
2. Gifts	___	___
3. Dedications	___	___
B. <u>Land use regulation</u>		
1. Zoning	___	___
2. Subdivision regulations	___	___
C. <u>Planning &amp; Urban Development Policy</u>		
1. General Plan Land Use Designation	___	___
2. Urban Service Area Policy	___	___
3. Urban Infrastructure Extension Policy	___	___
4. Urban Growth Policy	___	___
D. <u>Economic Incentives to Landowners</u>		
1. Property Tax Reduction	___	___
E. <u>Miscellaneous</u>		
1. Transfer of Density Credits	___	___

## VI. AGRICULTURAL LANDS PRESERVATION

### Permanent Protection for South County Agricultural Lands

The protection of viable agricultural lands is a stated goal of the County's and the South County cities' General Plans. At the present time, however, city and County land use plans, policies, and open space preservation programs will provide, at best, short term protection of agricultural lands (i.e. agricultural lands will remain in production only so long as economic and political forces permit them to).

If some of South County's prime agricultural lands are to remain permanently in agricultural uses, policies and programs above and beyond those which currently exist must be established. Permanent preservation of some agricultural lands is likely to require expenditure of public funds.

#### Question

Indicate whether you agree or disagree with each of the following statements:

#### Short Term Agricultural Preservation

1. The best use for open space lands on the South Valley floor not currently needed for urbanization is agriculture.

Agree\_\_\_\_ Disagree\_\_\_\_

#### Permanent Agricultural Preservation

2. Some prime agricultural lands in South County should be permanently preserved for agricultural use.

Agree\_\_\_\_ Disagree\_\_\_\_

3. In order to achieve permanent preservation of some prime agricultural lands, public funds should be expended to purchase agricultural lands or rights in land, if necessary.

Agree\_\_\_\_ Disagree\_\_\_\_

4. The prime agricultural lands east and south of Gilroy should receive highest priority for permanent preservation.

Agree\_\_\_\_ Disagree\_\_\_\_

5. In order to minimize conflicts arising from the encroachment of urban development into or adjacent to viable agricultural areas, open space buffers should be established between such agricultural areas and urban expansion areas.

Agree\_\_\_\_ Disagree\_\_\_\_

## VII. OPEN SPACE IMPLEMENTATION RESPONSIBILITIES

The jurisdictions primarily responsible for parks and open space in the South County are Morgan Hill, Gilroy, and the County.

### Questions

Indicate whether you agree or disagree with each of the following statements:

1. The South County cities' primary responsibilities for preserving open space include:
  - A. Planning for orderly urban development to avoid premature conversion of open space lands  
Agree\_\_\_\_ Disagree\_\_\_\_
  - B. Acquiring and developing city and neighborhood parks  
Agree\_\_\_\_ Disagree\_\_\_\_
  - C. Implementing portions of trail systems and streamside park chains within their boundaries  
Agree\_\_\_\_ Disagree\_\_\_\_
  - D. Planning and regulating land use to avoid hazardous areas and protect critical natural resources  
Agree\_\_\_\_ Disagree\_\_\_\_
  - E. Designating future open space areas on their General Plans  
Agree\_\_\_\_ Disagree\_\_\_\_
2. The County's primary responsibilities for preserving open space in the South County include:
  - A. Acquiring and developing regional parks  
Agree\_\_\_\_ Disagree\_\_\_\_
  - B. Planning and regulating land use to protect open space resources and prevent the introduction of uses incompatible with open space resource preservation within legally permissible limits  
Agree\_\_\_\_ Disagree\_\_\_\_
  - C. Planning and regulating land use to avoid hazardous areas and protect critical natural resources  
Agree\_\_\_\_ Disagree\_\_\_\_
  - D. Continuing to provide property tax relief to landowners via the Williamson Act  
Agree\_\_\_\_ Disagree\_\_\_\_



## VIII. REGIONAL PARK ACQUISITION AND DEVELOPMENT PRIORITIES

### Existing Regional Parks

The County Parks Department currently owns or leases approximately 37,000 acres of land and water areas, including roughly 9,900 acres in the South County area (including reservoir water area). (See Appendix for list of existing parks).

### Measures "C" & "A" Expenditures

The County Parks Department is nearing the end of a 15-year parks acquisition and development program begun in 1972 when county voters passed County Charter Measure "A" which mandated that the Board of Supervisors set aside for parks acquisition and development annually for ten years an amount equivalent to that which would be raised by a property tax assessment of \$.10 per \$100 assessed valuation.

In 1978, county voters passed Charter Measure "A" which extended the acquisition and development program until 1987 and changed the funding formula to allow a portion of these funds to be used for parks operation and maintenance.

By the time Measure "A" expires in 1987, Measures "C" and "A" combined are projected to have provided a total of approximately \$98 million for regional parks acquisition and development. To date, approximately \$54 million has been expended for acquisition and development -- \$41 million for acquisition and \$13 million for development.

The recently-adopted County Parks Five-Year Plan identifies \$54.5 million of acquisition and development projects to be carried out through FY 1989. Included in this amount is \$3.74 million for projects in South County, including the Coyote Valley. (See Appendix for list of projects)

### Question

1. To indicate your personal priorities for future park acquisition in the South County, please complete this exercise:

You have \$100 to allocate for regional park acquisition in the South County. How would you distribute these funds among the following geographic areas?

Please round off allocations to the nearest \$5

	<u>\$ Allocated</u>
A. Valley floor - adjacent to cities	_____
B. Valley floor - other	_____
C. Stream corridors	_____
D. Lands around reservoirs	_____
E. Lands adjacent to scenic highways	_____
F. Foothills adjacent to the South Valley	_____
G. Intermountain valleys	_____
H. Mountain areas beyond the foothills	_____

TOTAL: \$100

## IX. LAND USES WITHIN A GREENBELT

### Definition of "Greenbelt"

The concept of establishing "greenbelts" as a means to preserve open space has from time to time been proposed for implementation in Santa Clara County.

Generally, the term "greenbelt" has been defined as a belt of private and/or publicly owned open space lands around or between urban areas. They are intended to control sprawl and define urban form, and provide aesthetic, recreational, agricultural, and other benefits to the community arising from the preservation of such lands.

Beyond such general definitions, however, there is often disagreement regarding exactly what a "greenbelt" is and what uses should be allowed within one. The answer to this question may depend upon the specific type of greenbelt (e.g. an exclusive agricultural greenbelt vs. a scenic greenbelt vs. a recreational greenbelt) and its location.

### Question

1. It has been proposed by the City of San Jose that a permanent "greenbelt" of open space be established in the southern end of the Coyote Valley between San Jose and Morgan Hill. If such a greenbelt were to be established, which of the following land uses do you feel would be appropriate within the greenbelt?:

Put an "X" in the column which indicates your choice.

	Appropriate -----	Inappropriate -----
A. Public parks and recreation areas	_____	_____
B. Privately operated recreation areas	_____	_____
C. Agriculture:		
1. Row crops	_____	_____
2. Orchards and vineyards	_____	_____
3. Mushroom farms	_____	_____
4. Chicken ranches	_____	_____
5. Greenhouses	_____	_____
6. Grazing/ranching	_____	_____
D. Agriculture-related industrial/commercial:		
1. Roadside produce stands	_____	_____
2. Agricultural processing facilities	_____	_____
3. Farm supply commercial	_____	_____
4. Agricultural or irrigation equipment storage	_____	_____
E. Sand & gravel extraction	_____	_____
F. Residential development:		
1. Scattered low density	_____	_____
2. Clustered	_____	_____
G. Other (please specify): _____	_____	_____

## X. TRAILS AND PATHWAYS

### Trails and Pathways Plan Proposals

The County's adopted Plan of Regional Parks, Trails, and Scenic Highways outlines a proposed countywide network of hiking, bicycling, and equestrian trails to be implemented by the County, the cities, and other appropriate agencies. (See map in Appendix)

The South County trail network proposed in the Plan would provide: recreational opportunities on the South Valley floor, access from the valley floor to state and regional parks in the foothills and mountains, and trail links between parks.

The "South County" supplemental report to the Plan recommends the following implementation actions receive high priority in the South County area:

1. Acquiring additional public rights of way for pedestrian and equestrian trails and pathways along one side of the roads shown in the plan;
2. Making on-street road improvements and edge marking shoulders for bicycle use;
3. Acquiring lands or rights of way along streamsid es for suitable trail uses, particularly where streamsid es remain in their natural state

### Little Progress Toward Implementation

To date, little progress has been made toward implementing the trail network in South County due to the limited funds available for acquisition, development, and maintenance and the low priority assigned to trail implementation by city and County agencies.

### QUESTION

1. Indicate whether you agree or disagree with each of the following statements regarding South County implementation priorities:

A. High priority should be given to the acquisition of roadside rights of way for pedestrian and equestrian trails and pathways.

Agree \_\_\_\_\_ Disagree \_\_\_\_\_

B. High priority should be given to implementing safe on-road bicycle routes.

Agree \_\_\_\_\_ Disagree \_\_\_\_\_

C. High priority should be given to the acquisition of streamside areas for trails and pathways, particularly where the streamsid es remain in a natural state.

Agree \_\_\_\_\_ Disagree \_\_\_\_\_

## APPENDICES

- A. Plan of Regional Parks, Trails, and Scenic Highways Map
- B. Existing Regional Parks in South County
- C. South County Parks Projects in the County's Five-Year Plan



[illegible]



## LEGEND

### PARKS AND PUBLIC OPEN SPACE



#### Existing Parks

Includes County parks, large city parks, and state parks. Some sites are undeveloped or only partially developed.



#### City Parks Within the Urban Area

Includes citywide, community and neighborhood parks.



#### Other Publicly Owned Open Space Lands

Includes open space lands of the Midpeninsula Regional Open Space District, the Regents of the University of California, the City of San Francisco Water Department, the U.S. Department of the Interior's San Francisco Bay National Wildlife Refuge, U.S. Bureau of Land Management, and some Santa Clara Valley Water District lands. Public access to most of these lands is by permit only.



#### Proposed Parks

Indicates general location of potential future park sites. Acquisition and development of specific sites would occur only after an assessment of potential environmental impacts has been prepared and public hearings have been held.

### TRAILS



#### Existing Trails



#### Existing Local Trails Within Parks



#### Proposed Trails

Indicates general location of potential trail corridors.



#### Proposed Connecting Trail with Route to be Determined



#### Existing Connections to other Regional Trail Systems



#### Proposed Connections to other Regional Trail Systems

### SCENIC ROADS AND HIGHWAYS



#### State Scenic Routes

Officially designated State Scenic Routes, routes now on the "California Master Plan of State Highways Eligible for Official Scenic Highway Designation," and routes which should be added to the State Master Plan.



#### Scenic Freeways, Expressways, Arterial, and Rural Routes



#### Local Roads Needing Scenic Protection

Scenic roads which are not appropriate for recreational driving because they have no proposed public facilities, are of poor road quality, or are in remote areas with high fire hazards.



### URBAN SERVICE AREAS

Updated through June 1981



(SEE BACK FOR LEGEND)





## LEGEND

### PARKS AND PUBLIC OPEN SPACE



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\*

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#### Existing Local Trails Within Parks



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### URBAN SERVICE AREAS

Updated through June 1981

## ACREAGE OF EXISTING REGIONAL PARKS IN SOUTH COUNTY

12/24/85

## Foothill &amp; Mountain Parks

Mt. Madonna County Park	3,057 acres
Uvas Canyon County Park	1,049
	-----
	4,106

## Reservoir Parks

Uvas Reservoir County Park	639
Anderson Lake County Park	2,033
Chesbro Reservoir County Park	528
Coyote Reservoir County Park	760
	-----
	3,960 * includes water area

## Streamside Park Chains

Coyote Creek Park Chain - South	1,733
Llagas Creek Park Chain	57
	-----
	1,790

SOUTH COUNTY REGIONAL PARKS TOTAL:	9,856 acres
------------------------------------	-------------



PARK	PROJECT	\$ ALLOCATION	FISCAL YEAR
Anderson Lake		0	
		0	
Coyote Creek Parkway	Trail on west side	40,000	84/85
	Purchase lease encumbrance	1,000,000	85/86
		1,040,000	
Coyote Lake	Access road, boundary control	800,000	84/85
	Trail connection to Anderson Lake	50,000	84/85
		850,000	
Llagas Creek	Trail implementation	---	86/87
	Trail implementation	---	87/88
	Trail implementation	---	88/89
		0	
Mt. Madonna	Opportunity purchase (19 acres)	800,000	84/85
		800,000	
Uvas Canyon	Entrance road property	150,000	87/88
		150,000	
Uvas Parkway	Master plan implementation	400,000	84/85
		400,000	
Uvas Reservoir	Waterfront lands	500,000	85/86
		500,000	
General	El Toro Mountain	500,000	85/86
		500,000	
SOUTH COUNTY TOTAL:		3,740,000	

U.C. BERKELEY LIBRARIES



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